

AGENDA
ZONING REVIEW BOARD
THURSDAY, JULY 1, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR
Marked Agenda

NEW CASES:

Z-04-43 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **3105 Cascade Road, S.W.**, fronting approximately 677.48 feet on the north side of Cascade Road beginning at the northwest corner of Lynhurst Drive. Depth: Approximately 1047.7 feet; Area: 15.57 acres; Land Lot 233, 14th District, Fulton County, Georgia.

OWNER: CASCADE UNITED METHODIST CHURCH, INC.

APPLICANT: JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.

BY: MICHAEL W. TYLER, ESQ.

NPU-I **Denial** COUNCIL DISTRICT 10

Staff Recommendation: Denial

ZRB Recommendation: File

Z-04-45/Z-93-38 – An Ordinance to amend Ordinance Z-93-38, adopted by City Council December 20, 1993 and approved by the Mayor December 27, 1993, rezoning from the I-1 (Light Industrial) District to the C-5-C (Central Business Support-Conditional) District, property located at **Northside Drive/Nelson Street/Haynes Street/Peters Street/McDaniel Street, S.W. (Castleberry Hill)** for the purpose of approving a change of conditions.

NPU-M **Denial** COUNCIL DISTRICT 4

BY: COUNCILMEMBERS CLETA WINDSLOW AND IVORY LEE YOUNG, JR.

Staff Recommendation: Approval

ZRB Recommendation: Approval

Z-04-47 – An Ordinance to rezone from the SPI-11 (Ashby Station Special Public Interest) District to the PD-H (Planned Development-Housing) District, property located at **1094 Mayson Turner Road, N.W.**, fronting 279.18 feet on the southerly side of Mayson Turner Road beginning at the southeast intersection with the MARTA right-of-way. Depth: 621.56 feet; Area: 3.1696 acres; Land Lot 115, 14th District, Fulton County, Georgia.

OWNER: JLW DEVELOPMENT COMPANY

APPLICANT: JAMES R. BAILEY

NPU-K **Approval with conditions (see attached)** COUNCIL DISTRICT 3

Staff Recommendation: Denial

ZRB Recommendation: Denial

Z-04-48 – An Ordinance to rezone from the R-4A (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2289-2311-2315 Paul Avenue, N.W.**, fronting approximately 212.59 feet on the northeasterly side of Paul Avenue beginning at the northeast corner of Thomas Road. Depth: Varies; Area: 5.52 acres; Land Lot 253, 17th District, Fulton County, Georgia.

OWNER: COLQUITT CONSTRUCTION, INC.

APPLICANT: JAMES R. BAILEY

NPU-D **Approval with conditions, conditions not made available to staff** COUNCIL DISTRICT 9

Staff Recommendation: Denial

ZRB Recommendation: Approval

Z-04-53 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the R-4B (Single-Family Residential) District, property located at **452 Lindsay Street, N.W.**, fronting 104 feet on the west side of Lindsay Street beginning at the southwest corner of Jett Street. Depth: 90 feet; Area: 9,353 square feet; Land Lot 111, 14th District, Fulton County, Georgia.

OWNER: WILLIAM C. COLEMAN

APPLICANT: SAME

NPU-L **Deferral**

COUNCIL DISTRICT 3

Staff Recommendation: 60-Day Deferral

ZRB Recommendation: Deferred to September 2004

Z-04-55 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General Sector 3) District, property located at **302-306 Laurel Avenue, S.W.**, fronting 138.67 feet on the east side of Laurel Avenue beginning at the southeast corner of Westview Drive. Depth: Varies; Area: 0.8681 acre; Land Lot 149, 14th District, Fulton County, Georgia.

OWNER: STEVEN M. BOYD

APPLICANT: SAME

NPU-T **Deferred to Neighborhood**

COUNCIL DISTRICT 4

Staff Recommendation: Approval

ZRB Recommendation: Approval

Z-04-56 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the R-4A (Single-Family Residential) and R-4B (Single-Family Residential) Districts, property located at **799-811 Drewry Street, N.E.**, fronting 144.76 feet on the southside of Drewry Street beginning 717.4 feet east from the southeast corner of Ponce de Leon Place. Depth: 170.0 feet; Area: 0.52 acre; Land Lot 17, 14th District, Fulton County, Georgia.

OWNER: DREWRY STREET PROPERTIES, LLC ET AL

APPLICANT: DREWRY STREET PROPERTIES

BY: JON A. GOTTLIEB, ATTORNEY

NPU-F **Approval**

COUNCIL DISTRICT 6

Staff Recommendation: Denial

ZRB Recommendation: Denial

Z-04-57 – An Ordinance to rezone from the I-1 (Light Industrial) District to the PD-H (Planned Development-Housing) District, property located at **2001 Marietta Road, N.W.**, fronting 726.58 feet on the northerly side of Marietta Road beginning at the intersection of the northerly right-of-way of Marietta Road with the southeasterly right-of-way of The Atlanta Water Works Railroad. Depth: Varies; Area: 13.253 acres; Land Lot 229, 17th District, Fulton County, Georgia.

OWNER: MARIETTA STREET INVESTMENTS, LLC

APPLICANT: BROCK BUILT, LLC

BY: ROBERTY L. ZOECKLER, ATTORNEY

NPU-D **No Action Taken, NPU understood case was to be deferred**

COUNCIL DISTRICT 9

Staff Recommendation: Approval

ZRB Recommendation: Approval

DEFERRED CASES:

Z-03-84 – An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the C-1 (Community Business) District, property located at **846-850-854 Hank Aaron Drive, S.E./21 Ormond Street, S.E.**, fronting 143.58 feet on the east side of Hank Aaron Drive beginning at the southeast corner of Ormond Street. Depth: 200 feet; Area: 28,688 square feet; Land Lot 54, 14th District, Fulton County, Georgia.

OWNER: HOA T. LE

APPLICANT: RICK S. SEXTON

NPU-V **No Planner's Report**

COUNCIL DISTRICT 1

Staff Recommendation: File

ZRB Recommendation: File

Z-03-86 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **758 Carter Street, N.W.**, fronting 43.61 feet on the south side of Carter Street beginning 113.6 feet east from the southeast corner of James P. Brawley Drive. Depth: Varies; Area: 21,707 square feet; Land Lot 110, 14th District, Fulton County, Georgia.

OWNER: KEN JORDAN

APPLICANT: SAME

NPU-L **No Recommendation/Deferral**

COUNCIL DISTRICT 3

Staff Recommendation: Denial

ZRB Recommendation: Deferred to October 2004

Z-04-32 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, by amending Part 16, Chapter 20C, Section 16-20C.007(5)(a) so as to revise certain development controls within the Martin Luther King, Jr., Landmark District; and for other purposes.

BY: COUNCILMEMBER DEBI STARNES

NPU-M **Approval**

Staff Recommendation: Deferral to August 5, 2004

ZRB Recommendation: Deferred to August 5, 2004